

March 16, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0206

James R. Hudson, Jr.

Midlothian Magisterial District
East line of North Providence Road

REQUEST: Rezoning from Neighborhood Business (C-2) to Community Business (C-3).

PROPOSED LAND USE:

A commercial complex consisting of a motor vehicle wash, motor vehicle service, retail and restaurant uses is proposed. With approval of this request, uses permitted on the property would be those uses permitted by right or with restrictions in the Community Business (C-3) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform with the Eastern Midlothian Plan which suggests the property is appropriate for community mixed uses.
- B. The proposed land uses are representative of, and compatible with, existing and anticipated area commercial development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

PROFFERED CONDITIONS

1. Public water shall be used. (U)
2. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed.
3. Direct access from the property to North Providence Road shall be limited to one (1) entrance/exit. The exact location of this entrance/exit shall be approved by the Transportation Department. (T)
4. Prior to any site plan approval thirty-five (35) feet of right of way on the east side of Providence Road, measured from the centerline of that part of Providence Road immediately adjacent to the property shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
5. Prior to issuance of a certificate of occupancy, an additional lane of pavement shall be constructed along the entire length of North Providence Road for the entire property frontage. (T)

GENERAL INFORMATION

Location:

Fronts the east line of North Providence Road at Twinridge Lane and the west line of Buford Road, north of Midlothian Turnpike. Tax ID 759-706-4759 (Sheet 7).

Existing Zoning:

C-2

Size:

1.7 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - C-2; Office or vacant
South - C-2, C-3, and C-5; Commercial or office
East - C-3; Office
West - C-3; Commercial or office

UTILITIES

Public Water System:

The public water system is available to serve this site. A twenty (20) inch water line extends along the west side of North Providence Road opposite this site and a ten (10) inch water line extends along Buford Road, adjacent to this site. Use of the public water system is intended. (Proffered Condition 1)

Public Wastewater System:

The public wastewater system is available to serve this site. An eight (8) inch wastewater collector line extends along the eastern boundary of North Providence Road, adjacent to this site. In addition, eight (8) inch wastewater collector lines terminate adjacent to both the northern and southern boundary of this site. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The property drains to its southeast corner adjacent to Buford Road and then via storm-sewer systems to tributaries of Pocoshock Creek. The property is wooded and should not be timbered without first obtaining a land disturbance permit. This will ensure adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 2)

There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Buford Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will not impact fire and emergency medical services.

Transportation:

The property (1.7 acres) is located between North Providence Road and Buford Road just north of Midlothian Turnpike (Route 60). The applicant is requesting rezoning from Neighborhood Business (C-2) to Community Business (C-3).

This request will not limit the property to a specific use; therefore, it is difficult to anticipate traffic generation. Based on shopping center trip rates, development of the property could generate 2,200 average daily trips (ADT). These vehicles would be distributed along North Providence Road and Buford Road. The 2003 traffic count on North Providence/Buford Road between Route 60 and Pinetta Drive was 8,100 vehicles per day.

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). The Thoroughfare Plan identifies North Providence Road as a collector with a recommended right of way width of seventy (70) feet. The applicant has proffered to dedicate thirty-five (35) feet of right of way along North Providence Road in accordance with that Plan (Proffered Condition 4). Access to collectors such as North Providence Road should be controlled. The applicant has proffered that direct access to North Providence Road will be limited to one (1) entrance/exit (Proffered Condition 3). Due to the horizontal curve on North Providence Road just north of the property, this access may need to be located towards the southern property line to achieve adequate sight distance. The property is also anticipated to have access to Buford Road.

The traffic impact of this development must be addressed. North Providence Road adjacent to the property has a three (3) lane, undivided typical section (two (2) southbound lanes and one (1) northbound lane). Just south of the property, North Providence Road has a four (4) lane, undivided typical section (two (2) southbound lanes and two (2) northbound lanes). In order to provide a four (4) lane typical section adjacent to the property, the applicant has proffered to construct an additional lane of pavement along North Providence Road for the entire property frontage. (Proffered Condition 5)

At time of site plan review, specific recommendations will be made regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Eastern Midlothian Plan which suggests the property is appropriate for community-scale commercial and office development.

Area Development Trends:

Surrounding properties to the south, east and west are zoned Community Business (C-3) and General Business (C-5) and are occupied by retail, restaurant and office uses. Properties to the north are zoned Neighborhood Business (C-2) and Corporate Office (O-2) and are occupied by office uses or are currently vacant. It is anticipated that commercial development will continue within the North Providence Road, Buford Road and Midlothian Turnpike boundaries, transitioning to office uses moving north along Buford Road, consistent with the recommendations of the Plan.

Zoning History:

On April 26, 1989, the Board of Supervisors accepted withdrawal of a request for Conditional Use Planned Development to permit a 198 foot communications tower in a Convenience Business (B-1) District. (Case 88SN0063)

Site Design:

The request property lies within the Post Development Area District. The purpose of this district's standards is to provide flexible design criteria in areas that have experience development to ensure continuity. Development of the site must conform to the Post Development Area requirements of the Ordinance. These standards address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities, pedestrian access and screening of dumpsters and loading areas.

Architectural Treatment:

Architectural treatment of buildings, including materials, color and style, shall be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features. No building exterior which would be visible to public rights of way can be constructed of unadorned concrete, block or corrugated and/or sheet metal.

All junction and accessory boxes must be minimized from view of adjacent property and public rights of way by landscaping or architectural treatment integrated with the building served. Mechanical equipment, whether ground-level or rooftop, shall be screened from view of adjacent property and public rights of way and designed to be perceived as an integral part of the building.

Buffers and Screening:

Currently, solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) be screened from view of adjacent property and public rights of way by a solid fence, wall, dense evergreen plantings or architectural feature, and that such area within 1,000 feet of any residentially zoned property or property used for residential purposes not be

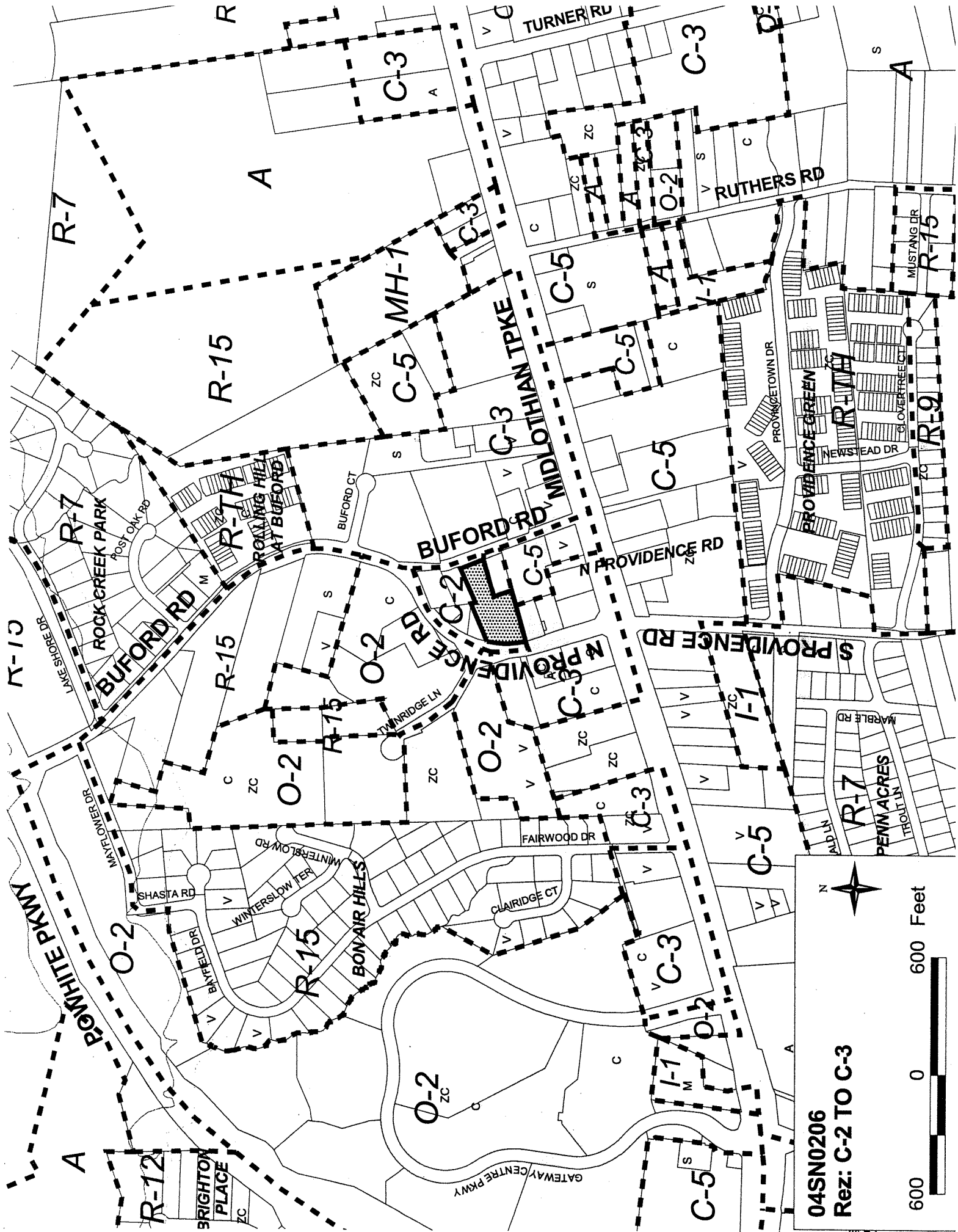
served between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

With the approval of this request, outside storage would be permitted as a restricted use. Outside storage areas cannot exceed ten (10) percent of the gross floor area of the principal use and must be screened from view of adjacent properties that have no such areas and from external public rights of way.

CONCLUSIONS

The proposed zoning and land uses conform with the Eastern Midlothian Plan which suggests the property is appropriate for community mixed uses. The proposed land uses are representative of, and compatible with, existing and anticipated area commercial development.

Given these considerations, approval of this request is recommended.



04SN0206

Rez: C-2 TO C-3

NORTH



BUFORD RD

04SN0206

MIDLOTHIAN TNPk

N. PROVIDENCE ROAD

ADDITIONAL LANE

04SN0206-1